



Town of Arlington, Massachusetts
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Redevelopment Board Minutes 08/16/2004

Arlington Redevelopment Minutes
Meeting of August 16, 2004

Members Present: Ed Tsoi
 Barry Faulkner
 Nora Mann
 Roly Chaput

Also Present: Kevin O'Brien
 Joey Glushko
 Laura Wiener

In open session in the Senior Center hall (Central School Building) the first item of business was to continue the hearing regarding 1090-1100 Massachusetts Avenue, Greater Boston Motorsports. The Board tabled the hearing so it could take it up later in the evening.

Ed Tsoi gave a summary presentation of the terms of the agreement explaining the phased decision process designed to encourage the construction of the medical office building. He explained that the agreement was not yet signed, but would be soon, and he explained the schedule of events as the process proceeds.

Respectfully submitted,
Kevin O'Brien

ARB Minutes 8-16-04 Executive Session

Members Present: Ed Tsoi
 Barry Faulkner
 Nora Mann
 Roly Chaput

Also Present: Kevin O'Brien, Secretary ex officio
 Joey Glushko
 Laura Wiener,

Ed Tsoi called the meeting to order and asked for a motion to enter Executive Session. Nora Mann moved that the Board enter Executive Session in order to discuss the negotiation of the sale of the Symmes site in such a manner that if discussed in open session might affect the value of Town owned land. Roly Chaput seconded the motion and Kevin O'Brien polled the Board, Ed Tsoi – yes, Barry Faulkner – yes, Nora Mann – yes, Roly Chaput – yes.

Lynne Lowenstein joined the meeting at 6:09.

The Board was joined in the Executive Session by Charlie Foscett, SAC, Kelly Courtney, Communications Consultant, and staff.

Ed Tsoi described the status of the Land Disposition Agreement and the lack of agreement over the escrow account for cleaning up

the environmental problems at the site. At 6:25 John Maher and Nancy Kaplan, an environmental attorney for the Town joined the meeting. The Board discussed the wording of the agreement and provided guidance to Nancy Kaplan.

At 7:00 P.M. Lynne Lowenstein moved that the Board leave executive session. Roly Chaput seconded the motion and Kevin O'Brien polled the Board, Ed Tsoi – yes, Barry Faulkner – yes, Nora Mann – yes, Roly Chaput – yes, Lynn Lowenstein - yes.

Respectfully submitted,
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After a period of open session:

At 9:00 PM, Barry Faulkner moved and Lynne Lowenstein seconded a motion to enter executive session to further discuss the terms of the sale of the Symmes.. Kevin O'Brien polled the Board: Ed Tsoi – yes, Barry Faulkner – yes, Roland Chaput – yes, Nora Mann – yes, Lynne Lowenstein – yes. The audience was allowed to remain in the hall while the Board moved to the adjacent "art room".

Jake Upton and Patrick McMahon of Symmes Redevelopment Associates joined the executive session. The Board discussed the last remaining issues in the LDA agreeing that the environmental escrow fund will be \$1 million and that profit sharing shall remain capped at \$5 million.

The Board closed the executive session at 9:10 on a motion by Nora Mann, seconded by Lynne Lowenstein. Kevin O'Brien polled the Board: Ed Tsoi – yes, Barry Faulkner – yes, Roland Chaput – yes, Nora Mann – yes, Lynne Lowenstein – yes.

Respectfully submitted,
Kevin O'Brien

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The Board entertained discussion with the public regarding the proposed Symmes project until 9:00 PM. Ed Fish described his company and told of other projects they had developed.

Barry Faulkner moved and Lynne Lowenstein seconded a motion to enter executive session to further discuss the terms of the sale of the Symmes.. Kevin O'Brien polled the Board: Ed Tsoi – yes, Barry Faulkner – yes, Roland Chaput – yes, Nora Mann – yes, Lynne Lowenstein – yes. The audience was allowed to remain in the hall while the Board moved to the adjacent “art room”.

The Board closed the executive session at 9:10

The Board then took from the table the request to amend the special permit for the Greater Boston Motor sports building at 1090 1098 Mass. Ave. After a brief discussion. Lynne Lowenstein moved and Nora Mann seconded a motion to allow a new tenant to remain on the second floor of 1100 Massachusetts Avenue, with the following conditions: owner shall continuously maintain a minimum of 22 parking spaces available for tenants and their customers, as shown on a plan, submitted August 16, 2004. There shall be no display vehicles allowed to use these 22 parking spaces. Spaces shall be labeled to indicate the designated users, as follows:

| | |
|---------------|----------|
| Tire Business | 3 spaces |
| Motor Sports | 5 spaces |
| Hair Salon | 7 spaces |
| Third floor | 7 spaces |

Further, there shall be no additional tenants allowed on the second floor unless adequate parking can be shown to be provided, at a rate that conforms with the present requirements of the Arlington Zoning Bylaw, Article 8, Off Street Parking and Loading Regulations. The Board voted 5 to 0 in favor.

At 9:30 Ed Tsoi introduced Dick Sampson who asked that the special permit for his property at 7 Central Street contained language that said the building must be the headquarters for American Alarm Co. He now expects to move his headquarters and lease the building to others. Ed Tsoi moved and Barry Faulkner seconded a motion to permit the entire building to be leased for office use as long as parking requirements of the current special permit are complied with, and to remove the language referring to American Alarm Company. The Board voted 5 to 0 in favor.

Dick Sampson then brought up a different issue concerning the installation of an emergency generator at 295 Broadway where he is making his new headquarters. The Board inquired about the noise levels and asked that Mr. Sampson get more information.

Nora Mann moved that the Board delay action on the amendment until the applicant provided more information about noise levels. Lynne Lowenstein seconded the motion and the Board voted 5 to 0 in favor.

At 9:50, Ed Tsoi recognized John Nicolazzo, from MacKoul Signs who presented a proposal for a new sign, allowed by special permit, at 23 Mass. Ave. The new Hollywood Video sign will have backlit channel letters similar to their store in the Heights. It is necessary to amend the current special permit for signs (docket 2933) in order to permit the change. Lynne Lowenstein moved that the special permit be amended to allow the proposed sign. Nora Mann seconded the motion and the Board voted 5 to 0 in favor.

The Board next discussed hiring a traffic consultant to evaluate the traffic impact study submitted by Symmes Redevelopment Associates and done by Howard Stein Hudson. On a motion by Nora Mann, seconded by Lynne Lowenstein, the Board voted 5 to 0 in favor of hiring a consultant.

The Board explained that as a result of the issues discussed in executive session, it was prepared to sign the Land Disposition Agreement. Some agreed to changes had to be made by the attorneys for both sides so Nora Mann moved that Ed Tsoi be authorized to sign the LDA in the form agreed to by the Board. Roland Chaput seconded the motion and the Board voted 5 to 0 in favor.

Kevin O'Brien then requested that the ARB's contract with VHB be amended to purchase more of the consulting service provided by RKG a subcontractor to VHB. Nora Mann moved to amend the contract, Roland Chaput seconded the motion and the Board voted 5 to 0 in favor.

Lynn Lowenstein left the meeting and the Board spent some time discussing the letter received from the Housing Authority requesting that the Authority buy two of the subsidized units at the new development at 264 Mass. Ave. The Board thought there should be a forum for all parties to discuss the issue and form a policy.

The Board adjourned at 10:30 PM.

Respectfully submitted,
Kevin O'Brien